

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, July 12, 2005**

CALL TO ORDER 7:30 P.M.

ROLL CALL

Directors Present: Mathewson, Feierbach, Metropulos, Warden

Directors Absent: Bauer

Staff Present: Interim Executive Director Crist, Agency Attorney Zafferano, Agency Secretary Cook.

PLEDGE OF ALLEGIANCE

Led by City Agency Secretary Cook.

ITEM APPROVED ON CONSENT CALENDAR

Minutes of Regular Meeting of June 14, 2005.

ACTION: On a motion by Director Mathewson, seconded by Director Metropulos, the Consent Calendar was unanimously approved by a show of hands (4-0, Bauer absent).

ADDITIONAL BUSINESS

Discussion and Direction on Emmett House

Community Development Director Ewing reviewed the summary of the most recent actions of the Agency to move the Emmett House to O'Neill Avenue and to redevelop it into two dwelling units. He stated that the Agency could choose to make these units available for rent or for sale, and there are benefits to either option. He stated that the filing of a parcel map would be required should the units be for sale. He noted that both units would be marketed as affordable.

In response to Directors' questions, Community Development Director Ewing clarified that if the units are sold, the Agency could require CC&R's (Creeds, Covenants and Restrictions) to address conditions, and if rented, upkeep of the property would be subject to code enforcement. He also clarified that the State does not recommend that the Redevelopment Agencies be a long-term property owner. He clarified that the City could own the property, but not the Agency.

Director Mathewson stated that he supported the recommendation to make the units available for sale.

Director Feierbach stated she supported making the units available for sale if the property cannot be held by the Redevelopment Agency.

Director Metropulos stated that he also supported the recommendation for sale if property maintenance and historic preservation can be assured through conditions. He also noted that this project has evolved over time, that the Agency directors listened to residents, and that the outcome is feasible for all concerned.

Agency Chair Warden stated that he supported the sale of the land and the building.

Community Development Director Ewing stated that staff will prepare an RFP for property developers for Agency review at a later date.

ACTION: On a motion by Director Mathewson, seconded by Director Feierbach, and unanimously approved by a show of hands (4-0, Bauer absent) to sell the Emmett House and its receiving parcel (O'Neill), and to require the new owner to have the property's CC&R's address historic preservation, property maintenance, and parking.

ADJOURNMENT at this time, being 7:50 p.m.

Meeting audio-recorded and videotaped
Audio Recording 613
Minutes approved 8/9/2005

Terri Cook
Agency Secretary